

**LENDER/PURCHASER DISCLOSURE STATEMENT**  
***Multi-Property (Cross Collateralization) Addendum***

RE 851D (Rev. 1/13)

**GENERAL INFORMATION**

This statement is an addendum to either: Lender/Purchaser Disclosure Statement (Loan Origination) RE 851A or Lender/Purchaser Disclosure Statement (Sale of Existing Note) RE 851B.

- *There is more than one property securing this loan.*
- *You have a right to receive a copy of an independent appraisal by a qualified appraiser or, upon your written waiver of an independent appraisal on a case by case basis, a copy of the broker's estimate of value for each property based on objective data.*

**PART 1****LOAN TO VALUE RATIO**

Property No.	Remaining Sr. Encumbrances	Expected Sr. Encumbrances	Total Sr. Encumbrances	Market Value	Amt. of Equity (Market Value minus Current Encumbrance)	Amount of Equity Securing Loan	Loan to Value *
TOTAL EQUITY AMOUNT SECURING LOAN				TOTAL AMOUNT OF LOAN TO BE SECURED BY MULTIPLE PROPERTIES			
\$				\$			

\* **Loan to value** — The loan to value for each property must not exceed the maximum loan to value, as set forth below, for each individual property being used to secure the loan. The loan to value for each individual property must be calculated using that portion of the principal loan amount being attributed to that individual property. Additional properties may be used to secure the loan over and above those required to satisfy the loan-to-value ratio requirements. All properties securing the loan are included in this disclosure.

**Example:** If the total principal amount of the loan exceeds the maximum allowable loan to value that can be secured by the equity in Property #1, the portion of the loan that is remaining may be secured by the equity in Property #2 to maximum amount allowable for that property, and so on to Property #3, etc.

**Loan To Value**

The aggregate principal amount of the notes or interests sold, together with the unpaid principal amount of any senior encumbrances upon the real property, shall not exceed the following percentages of the current market value of the real property, as determined by an independent appraisal or broker's evaluation. In the case of construction or rehabilitation loan an appraisal must be performed by a qualified appraiser in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP).

Single-family residence, owner-occupied .....	80%
Single-family residence, not owner-occupied .....	75%
Commercial and income-producing properties .....	65%
Single-family residentially zoned lot or parcel which has installed off-site improvements including drainage, curbs, gutters, sidewalks, paved roads, and utilities, as mandated by the political subdivision having jurisdiction over the lot or parcel .....	65%
Land which has been zoned for (and if required, approved for subdivision as) commercial or Residential development .....	50%
Other real property .....	35%

**PART 2****SECURING PROPERTIES**

## 1. PROPERTY TYPE

- ☐ SINGLE-FAMILY RESIDENCE (owner occupied)
 ☐ COMMERCIAL & INCOME PRODUCING  
☐ SINGLE-FAMILY RESIDENCE (not owner occupied)
 ☐ LAND (zoned commercial/residential)  
☐ SINGLE-FAMILY (zoned residential lot/parcel)
 ☐ OTHER:

PROPERTY OWNER

PROPERTY ADDRESS

REMAINING SENIOR ENCUMBRANCE \$	EXPECTED SENIOR ENCUMBRANCE \$	TOTAL SENIOR ENCUMBRANCES \$
TOTAL (Total senior encumbrances + loan amt.) \$	CURRENT MARKET VALUE \$	LOAN TO VALUE RATIO * %

## 2. PROPERTY TYPE

- ☐ SINGLE-FAMILY RESIDENCE (owner occupied)
 ☐ COMMERCIAL & INCOME PRODUCING  
☐ SINGLE-FAMILY RESIDENCE (not owner occupied)
 ☐ LAND (zoned commercial/residential)  
☐ SINGLE-FAMILY (zoned residential lot/parcel)
 ☐ OTHER:

PROPERTY OWNER

PROPERTY ADDRESS

REMAINING SENIOR ENCUMBRANCE \$	EXPECTED SENIOR ENCUMBRANCE \$	TOTAL SENIOR ENCUMBRANCES \$
TOTAL (Total senior encumbrances + loan amt.) \$	CURRENT MARKET VALUE \$	LOAN TO VALUE RATIO * %

## 3. PROPERTY TYPE

- ☐ SINGLE-FAMILY RESIDENCE (owner occupied)
 ☐ COMMERCIAL & INCOME PRODUCING  
☐ SINGLE-FAMILY RESIDENCE (not owner occupied)
 ☐ LAND (zoned commercial/residential)  
☐ SINGLE-FAMILY (zoned residential lot/parcel)
 ☐ OTHER:

PROPERTY OWNER

PROPERTY ADDRESS

REMAINING SENIOR ENCUMBRANCE \$	EXPECTED SENIOR ENCUMBRANCE \$	TOTAL SENIOR ENCUMBRANCES \$
TOTAL (Total senior encumbrances + loan amt.) \$	CURRENT MARKET VALUE \$	LOAN TO VALUE RATIO * %

## 4. PROPERTY TYPE

- ☐ SINGLE-FAMILY RESIDENCE (owner occupied)
 ☐ COMMERCIAL & INCOME PRODUCING  
☐ SINGLE-FAMILY RESIDENCE (not owner occupied)
 ☐ LAND (zoned commercial/residential)  
☐ SINGLE-FAMILY (zoned residential lot/parcel)
 ☐ OTHER:

PROPERTY OWNER

PROPERTY ADDRESS

REMAINING SENIOR ENCUMBRANCE \$	EXPECTED SENIOR ENCUMBRANCE \$	TOTAL SENIOR ENCUMBRANCES \$
TOTAL (Total senior encumbrances + loan amt.) \$	CURRENT MARKET VALUE \$	LOAN TO VALUE RATIO * %

**PART 2****SECURING PROPERTIES (continued)**

## 5. PROPERTY TYPE

- |   |  |
|---|--|
| <input type="checkbox"/> SINGLE-FAMILY RESIDENCE (owner occupied)     | <input type="checkbox"/> COMMERCIAL & INCOME PRODUCING       |
| <input type="checkbox"/> SINGLE-FAMILY RESIDENCE (not owner occupied) | <input type="checkbox"/> LAND (zoned commercial/residential) |
| <input type="checkbox"/> SINGLE-FAMILY (zoned residential lot/parcel) | <input type="checkbox"/> OTHER:                              |

PROPERTY OWNER

PROPERTY ADDRESS

REMAINING SENIOR ENCUMBRANCE \$	EXPECTED SENIOR ENCUMBRANCE \$	TOTAL SENIOR ENCUMBRANCES \$
TOTAL (Total senior encumbrances + loan amt.) \$	CURRENT MARKET VALUE \$	LOAN TO VALUE RATIO * %

**NOTICE**

The broker has a responsibility to make reasonable efforts to determine that the loan/investment is suitable and appropriate for the lender/purchaser based on information provided by the lender/purchaser regarding the lender/purchaser's financial situation and investment objectives.

**ADDITIONAL DISCLOSURES**

- Investments in notes secured by trust deeds and real property sales contracts are subject to risk of loss of principal and monthly income. If the borrower stops making payments on any investments you make, you will not receive income; therefore, you cannot rely on this income.
- If your investment is secured by a junior lien and the borrower defaults on a senior lien, it may be necessary for you to meet the obligations of the senior lien in order to protect your security interests, which may include making the senior loan current or paying the senior loan balance in full.
- If your investment is in a multi-lender note and the borrower defaults, foreclosure proceedings will require consensus of a majority of the beneficiaries on the note.
- The trust deed investments that you will make will either name you and your percentage interest in the investment or will be assigned to you. Your trust deed investments are not secured by the real estate collateral unless your interests in those investments are recorded.
- Since trust deed and real property sales contract investments have a maturity date, borrowers are under no obligation to pay off the loan prior to the maturity date. Further, in the case of a balloon payment, there is potential risk that the borrower may not be able to make the balloon payment.

**BROKER VERIFICATION**

*The information in this statement and in the attachments hereto is true and correct to the best of my knowledge and belief.*

SIGNATURE OF BROKER OR DESIGNATED REPRESENTATIVE ➤	BROKER/CORPORATION ID#	DATE
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**ACKNOWLEDGEMENT OF RECEIPT**

*I, the prospective lender/purchaser, acknowledge receipt of a copy of this statement signed by or on behalf of the broker.*

NAME OF PROSPECTIVE LENDER/PURCHASER

SIGNATURE OF PROSPECTIVE LENDER/PURCHASER ➤	DATE
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The California Department of Real Estate does not endorse or offer any opinions regarding the suitability of any proposed or existing real estate investments.

Department of Real Estate license information telephone number: 877-373-4542, or check license status at [www.dre.ca.gov](http://www.dre.ca.gov). A guide to trust deed investments entitled "Trust Deed Investments - What You Should Know!!" (RE35) is available on the Department's Web site at [www.dre.ca.gov](http://www.dre.ca.gov) under the Publications menu.

**PROPERTY #1****PROPERTY INFORMATION**

STREET ADDRESS		OWNER OCCUPIED <input type="checkbox"/> NO <input type="checkbox"/> YES	
ANNUAL PROPERTY TAXES \$ <input type="checkbox"/> ACTUAL <input type="checkbox"/> ESTIMATED	ARE TAXES DELINQUENT? <input type="checkbox"/> NO <input type="checkbox"/> YES	IF YES, AMT. REQUIRED TO BRING CURRENT \$	
SOURCE OF TAX INFORMATION			

**APPRAISAL INFORMATION**

Estimate of fair market value is to be determined by an independent appraisal, a copy of which must be provided to you prior to your obligating funds to make the loan. Note: You may waive the requirement of an independent appraisal, in writing, on a case by case basis, in which case the broker must provide a written estimate of fair market value. The broker must provide you, the investor, with the objective data upon which the broker's estimate is based. **In the case of a construction or rehabilitation loan, an appraisal must be completed by an independent, qualified appraiser in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP).**

FAIR MARKET VALUE (ACCORDING TO APPRAISER) \$	DATE OF APPRAISAL
NAME OF APPRAISER (IF KNOWN TO BROKER)	
ADDRESS OF APPRAISER	

DESCRIPTION OF PROPERTY/IMPROVEMENT	IS THERE ADDITIONAL SECURING PROPERTY? <input type="checkbox"/> YES <input type="checkbox"/> NO
AGE	SQUARE FEET
TYPE OF CONSTRUCTION	

IF THE PROPERTY IS CURRENTLY GENERATING INCOME FOR THE BORROWER/OBLIGOR:	
ESTIMATED GROSS ANNUAL INCOME \$	ESTIMATED NET ANNUAL INCOME \$

**ENCUMBRANCE INFORMATION**

Information is being provided concerning senior encumbrances against the property, to the extent reasonably available from customary sources [excluding the note described on page 1 part 3 of the Lender/Purchaser Disclosure Statement (RE 851A or 851B)]. **Note:** You have the option to purchase a policy of title insurance or an endorsement to an existing policy of title insurance to insure your interest. You are entitled to receive a copy of a written loan application and a credit report to obtain information concerning all encumbrances which constitute liens against the property. This information may help determine the financial standing and creditworthiness of the borrower.

**NOTE: In order to protect your security interest, you will be required to cure any defaults that may occur on a senior lien. You should be aware that defaults can occur simultaneously on one or more senior liens recorded against one or more of the properties securing your loan. Also, additional foreclosure fees and expenses may be required.**

Section 10238(g) of the Business and Professions code provides, in part, that "the notes or interests of the purchasers shall be identical in their underlying terms, including the right to direct or required foreclosure, rights to and rate of interest, and other incidents of being a lender." Your proportionate interest in the note will determine any amounts to be contributed by you to cure defaults or amounts received by you as a result of foreclosure(s).

SOURCE OF INFORMATION		
<input type="checkbox"/> BROKER INQUIRY	<input type="checkbox"/> BORROWER	<input type="checkbox"/> OTHER (EXPLAIN)

Are there any encumbrances of record against the securing property at this time? .....	<input type="checkbox"/> YES <input type="checkbox"/> NO
A. Over the last 12 months were any payments more than 60 days late? .....	<input type="checkbox"/> YES <input type="checkbox"/> NO
B. If yes, how many? .....	_____
C. Do any of these payments remain unpaid? .....	<input type="checkbox"/> YES <input type="checkbox"/> NO

*continued on next page*

**ENCUMBRANCE INFORMATION (Continued)**

D. If yes, will the proceeds of subject loan be used to cure the delinquency? ..... ☐ YES ☐ NO

E. If no, source of funds to bring the loan current. ....

Encumbrances remaining and/or expected or anticipated to be placed against the property by the borrower/obligor after the close of escrow (excluding the note described on page 1).

**ENCUMBRANCE(S) REMAINING (AS REPRESENTED BY THE BORROWER)**

PRIORITY (1ST, 2ND, ETC.)	INTEREST RATE	PRIORITY (1ST, 2ND, ETC.)	INTEREST RATE
	%		%
BENEFICIARY		BENEFICIARY	
ORIGINAL AMOUNT	APPROXIMATE PRINCIPAL BALANCE	ORIGINAL AMOUNT	APPROXIMATE PRINCIPAL BALANCE
\$	\$	\$	\$
MONTHLY PAYMENT	MATURITY DATE	MONTHLY PAYMENT	MATURITY DATE
\$		\$	
BALLOON PAYMENT	IF YES, AMOUNT	BALLOON PAYMENT	IF YES, AMOUNT
<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN	\$	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN	\$

**ENCUMBRANCES EXPECTED OR ANTICIPATED (AS REPRESENTED BY THE BORROWER)**

PRIORITY (1ST, 2ND, ETC.)	INTEREST RATE	PRIORITY (1ST, 2ND, ETC.)	INTEREST RATE
	%		%
BENEFICIARY		BENEFICIARY	
ORIGINAL AMOUNT	MATURITY DATE	ORIGINAL AMOUNT	MATURITY DATE
\$		\$	
MONTHLY PAYMENT		MONTHLY PAYMENT	
\$		\$	
BALLOON PAYMENT	IF YES, AMOUNT	BALLOON PAYMENT	IF YES, AMOUNT
<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN	\$	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN	\$

Additional remaining, expected or anticipated encumbrances are set forth in an attachment to this statement. .... ☐ Yes ☐ No

BROKER INITIALS

LENDER/PURCHASER INITIALS

**PROPERTY #2****PROPERTY INFORMATION**

STREET ADDRESS

OWNER OCCUPIED

☐ NO ☐ YES

ANNUAL PROPERTY TAXES

ARE TAXES DELINQUENT?

IF YES, AMT. REQUIRED TO BRING CURRENT

\$ ☐ ACTUAL ☐ ESTIMATED☐ NO ☐ YES

\$

SOURCE OF TAX INFORMATION

**APPRAISAL INFORMATION**

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FAIR MARKET VALUE (ACCORDING TO APPRAISER)

DATE OF APPRAISAL

\$

NAME OF APPRAISER (IF KNOWN TO BROKER)

ADDRESS OF APPRAISER

DESCRIPTION OF PROPERTY/IMPROVEMENT

IS THERE ADDITIONAL SECURING PROPERTY?

☐ YES ☐ NO

AGE

SQUARE FEET

TYPE OF CONSTRUCTION

IF THE PROPERTY IS CURRENTLY GENERATING INCOME FOR THE BORROWER/OBLIGOR:

ESTIMATED GROSS ANNUAL INCOME

ESTIMATED NET ANNUAL INCOME

\$

\$

**ENCUMBRANCE INFORMATION**

Information is being provided concerning senior encumbrances against the property, to the extent reasonably available from customary sources [excluding the note described on page 1 part 3 of the Lender/Purchaser Disclosure Statement (RE 851A or 851B)]. **Note:** You have the option to purchase a policy of title insurance or an endorsement to an existing policy of title insurance to insure your interest. You are entitled to receive a copy of a written loan application and a credit report to obtain information concerning all encumbrances which constitute liens against the property. This information may help determine the financial standing and creditworthiness of the borrower.

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Section 10238(g) of the Business and Professions code provides, in part, that "the notes or interests of the purchasers shall be identical in their underlying terms, including the right to direct or required foreclosure, rights to and rate of interest, and other incidents of being a lender." Your proportionate interest in the note will determine any amounts to be contributed by you to cure defaults or amounts received by you as a result of foreclosure(s).

SOURCE OF INFORMATION

☐ BROKER INQUIRY☐ BORROWER☐ OTHER (EXPLAIN)Are there any encumbrances of record against the securing property at this time? ..... ☐ YES ☐ NOA. Over the last 12 months were any payments more than 60 days late? ..... ☐ YES ☐ NO

B. If yes, how many? .....

C. Do any of these payments remain unpaid? ..... ☐ YES ☐ NO

continued on next page

**ENCUMBRANCE INFORMATION (Continued)**

D. If yes, will the proceeds of subject loan be used to cure the delinquency? ..... ☐ YES ☐ NO

E. If no, source of funds to bring the loan current. ....

Encumbrances remaining and/or expected or anticipated to be placed against the property by the borrower/obligor after the close of escrow (excluding the note described on page 1).

**ENCUMBRANCE(S) REMAINING (AS REPRESENTED BY THE BORROWER)**

PRIORITY (1ST, 2ND, ETC.)	INTEREST RATE %	PRIORITY (1ST, 2ND, ETC.)	INTEREST RATE %
BENEFICIARY		BENEFICIARY	
ORIGINAL AMOUNT \$	APPROXIMATE PRINCIPAL BALANCE \$	ORIGINAL AMOUNT \$	APPROXIMATE PRINCIPAL BALANCE \$
MONTHLY PAYMENT \$	MATURITY DATE	MONTHLY PAYMENT \$	MATURITY DATE
BALLOON PAYMENT <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN	IF YES, AMOUNT \$	BALLOON PAYMENT <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN	IF YES, AMOUNT \$

**ENCUMBRANCES EXPECTED OR ANTICIPATED (AS REPRESENTED BY THE BORROWER)**

PRIORITY (1ST, 2ND, ETC.)	INTEREST RATE %	PRIORITY (1ST, 2ND, ETC.)	INTEREST RATE %
BENEFICIARY		BENEFICIARY	
ORIGINAL AMOUNT \$	MATURITY DATE	ORIGINAL AMOUNT \$	MATURITY DATE
MONTHLY PAYMENT \$		MONTHLY PAYMENT \$	
BALLOON PAYMENT <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN	IF YES, AMOUNT \$	BALLOON PAYMENT <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN	IF YES, AMOUNT \$

Additional remaining, expected or anticipated encumbrances are set forth in an attachment to this statement. .... ☐ Yes ☐ No

BROKER INITIALS

LENDER/PURCHASER INITIALS

**PROPERTY #3****PROPERTY INFORMATION**

STREET ADDRESS

OWNER OCCUPIED

☐ NO ☐ YES

ANNUAL PROPERTY TAXES

ARE TAXES DELINQUENT?

IF YES, AMT. REQUIRED TO BRING CURRENT

\$ ☐ ACTUAL ☐ ESTIMATED☐ NO ☐ YES

\$

SOURCE OF TAX INFORMATION

**APPRAISAL INFORMATION**

Estimate of fair market value is to be determined by an independent appraisal, a copy of which must be provided to you prior to your obligating funds to make the loan. Note: You may waive the requirement of an independent appraisal, in writing, on a case by case basis, in which case the broker must provide a written estimate of fair market value. The broker must provide you, the investor, with the objective data upon which the broker's estimate is based. **In the case of a construction or rehabilitation loan, an appraisal must be completed by an independent, qualified appraiser in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP).**

FAIR MARKET VALUE (ACCORDING TO APPRAISER)

DATE OF APPRAISAL

\$

NAME OF APPRAISER (IF KNOWN TO BROKER)

ADDRESS OF APPRAISER

DESCRIPTION OF PROPERTY/IMPROVEMENT

IS THERE ADDITIONAL SECURING PROPERTY?

☐ YES ☐ NO

AGE

SQUARE FEET

TYPE OF CONSTRUCTION

IF THE PROPERTY IS CURRENTLY GENERATING INCOME FOR THE BORROWER/OBLIGOR:

ESTIMATED GROSS ANNUAL INCOME

ESTIMATED NET ANNUAL INCOME

\$

\$

**ENCUMBRANCE INFORMATION**

Information is being provided concerning senior encumbrances against the property, to the extent reasonably available from customary sources [excluding the note described on page 1 part 3 of the Lender/Purchaser Disclosure Statement (RE 851A or 851B)]. **Note:** You have the option to purchase a policy of title insurance or an endorsement to an existing policy of title insurance to insure your interest. You are entitled to receive a copy of a written loan application and a credit report to obtain information concerning all encumbrances which constitute liens against the property. This information may help determine the financial standing and creditworthiness of the borrower.

**NOTE: In order to protect your security interest, you will be required to cure any defaults that may occur on a senior lien. You should be aware that defaults can occur simultaneously on one or more senior liens recorded against one or more of the properties securing your loan. Also, additional foreclosure fees and expenses may be required.**

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SOURCE OF INFORMATION

☐ BROKER INQUIRY☐ BORROWER☐ OTHER (EXPLAIN)Are there any encumbrances of record against the securing property at this time? ..... ☐ YES ☐ NOA. Over the last 12 months were any payments more than 60 days late? ..... ☐ YES ☐ NO

B. If yes, how many? .....

C. Do any of these payments remain unpaid? ..... ☐ YES ☐ NO

continued on next page

**ENCUMBRANCE INFORMATION (Continued)**

D. If yes, will the proceeds of subject loan be used to cure the delinquency? ..... ☐ YES ☐ NO

E. If no, source of funds to bring the loan current. ....

Encumbrances remaining and/or expected or anticipated to be placed against the property by the borrower/obligor after the close of escrow (excluding the note described on page 1).

**ENCUMBRANCE(S) REMAINING (AS REPRESENTED BY THE BORROWER)**

PRIORITY (1ST, 2ND, ETC.)	INTEREST RATE %	PRIORITY (1ST, 2ND, ETC.)	INTEREST RATE %
BENEFICIARY		BENEFICIARY	
ORIGINAL AMOUNT \$	APPROXIMATE PRINCIPAL BALANCE \$	ORIGINAL AMOUNT \$	APPROXIMATE PRINCIPAL BALANCE \$
MONTHLY PAYMENT \$	MATURITY DATE	MONTHLY PAYMENT \$	MATURITY DATE
BALLOON PAYMENT <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN	IF YES, AMOUNT \$	BALLOON PAYMENT <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN	IF YES, AMOUNT \$

**ENCUMBRANCES EXPECTED OR ANTICIPATED (AS REPRESENTED BY THE BORROWER)**

PRIORITY (1ST, 2ND, ETC.)	INTEREST RATE %	PRIORITY (1ST, 2ND, ETC.)	INTEREST RATE %
BENEFICIARY		BENEFICIARY	
ORIGINAL AMOUNT \$	MATURITY DATE	ORIGINAL AMOUNT \$	MATURITY DATE
MONTHLY PAYMENT \$		MONTHLY PAYMENT \$	
BALLOON PAYMENT <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN	IF YES, AMOUNT \$	BALLOON PAYMENT <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN	IF YES, AMOUNT \$

Additional remaining, expected or anticipated encumbrances are set forth in an attachment to this statement. .... ☐ Yes ☐ No

BROKER INITIALS

LENDER/PURCHASER INITIALS

**PROPERTY INFORMATION**

STREET ADDRESS		OWNER OCCUPIED <input type="checkbox"/> NO <input type="checkbox"/> YES	
ANNUAL PROPERTY TAXES \$ <input type="checkbox"/> ACTUAL <input type="checkbox"/> ESTIMATED	ARE TAXES DELINQUENT? <input type="checkbox"/> NO <input type="checkbox"/> YES	IF YES, AMT. REQUIRED TO BRING CURRENT \$	
SOURCE OF TAX INFORMATION			

**APPRAISAL INFORMATION**

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FAIR MARKET VALUE (ACCORDING TO APPRAISER) \$	DATE OF APPRAISAL
NAME OF APPRAISER (IF KNOWN TO BROKER)	
ADDRESS OF APPRAISER	

DESCRIPTION OF PROPERTY/IMPROVEMENT	IS THERE ADDITIONAL SECURING PROPERTY? <input type="checkbox"/> YES <input type="checkbox"/> NO
AGE	SQUARE FEET
TYPE OF CONSTRUCTION	

IF THE PROPERTY IS CURRENTLY GENERATING INCOME FOR THE BORROWER/OBLIGOR:	
ESTIMATED GROSS ANNUAL INCOME \$	ESTIMATED NET ANNUAL INCOME \$

**ENCUMBRANCE INFORMATION**

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SOURCE OF INFORMATION		
<input type="checkbox"/> BROKER INQUIRY	<input type="checkbox"/> BORROWER	<input type="checkbox"/> OTHER (EXPLAIN)

Are there any encumbrances of record against the securing property at this time? .....	<input type="checkbox"/> YES <input type="checkbox"/> NO
A. Over the last 12 months were any payments more than 60 days late? .....	<input type="checkbox"/> YES <input type="checkbox"/> NO
B. If yes, how many? .....	_____
C. Do any of these payments remain unpaid? .....	<input type="checkbox"/> YES <input type="checkbox"/> NO

continued on next page

**ENCUMBRANCE INFORMATION (Continued)**

D. If yes, will the proceeds of subject loan be used to cure the delinquency? ..... ☐ YES ☐ NO

E. If no, source of funds to bring the loan current. ....

Encumbrances remaining and/or expected or anticipated to be placed against the property by the borrower/obligor after the close of escrow (excluding the note described on page 1).

**ENCUMBRANCE(S) REMAINING (AS REPRESENTED BY THE BORROWER)**

PRIORITY (1ST, 2ND, ETC.)	INTEREST RATE	PRIORITY (1ST, 2ND, ETC.)	INTEREST RATE
	%		%
BENEFICIARY		BENEFICIARY	
ORIGINAL AMOUNT	APPROXIMATE PRINCIPAL BALANCE	ORIGINAL AMOUNT	APPROXIMATE PRINCIPAL BALANCE
\$	\$	\$	\$
MONTHLY PAYMENT	MATURITY DATE	MONTHLY PAYMENT	MATURITY DATE
\$		\$	
BALLOON PAYMENT	IF YES, AMOUNT	BALLOON PAYMENT	IF YES, AMOUNT
<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN	\$	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN	\$

**ENCUMBRANCES EXPECTED OR ANTICIPATED (AS REPRESENTED BY THE BORROWER)**

PRIORITY (1ST, 2ND, ETC.)	INTEREST RATE	PRIORITY (1ST, 2ND, ETC.)	INTEREST RATE
	%		%
BENEFICIARY		BENEFICIARY	
ORIGINAL AMOUNT	MATURITY DATE	ORIGINAL AMOUNT	MATURITY DATE
\$		\$	
MONTHLY PAYMENT		MONTHLY PAYMENT	
\$		\$	
BALLOON PAYMENT	IF YES, AMOUNT	BALLOON PAYMENT	IF YES, AMOUNT
<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN	\$	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN	\$

Additional remaining, expected or anticipated encumbrances are set forth in an attachment to this statement. .... ☐ Yes ☐ No

BROKER INITIALS	LENDER/PURCHASER INITIALS
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**PROPERTY #5****PROPERTY INFORMATION**

STREET ADDRESS

OWNER OCCUPIED

☐ NO ☐ YES

ANNUAL PROPERTY TAXES

ARE TAXES DELINQUENT?

IF YES, AMT. REQUIRED TO BRING CURRENT

\$ ☐ ACTUAL ☐ ESTIMATED☐ NO ☐ YES

\$

SOURCE OF TAX INFORMATION

**APPRAISAL INFORMATION**

Estimate of fair market value is to be determined by an independent appraisal, a copy of which must be provided to you prior to your obligating funds to make the loan. Note: You may waive the requirement of an independent appraisal, in writing, on a case by case basis, in which case the broker must provide a written estimate of fair market value. The broker must provide you, the investor, with the objective data upon which the broker's estimate is based. **In the case of a construction or rehabilitation loan, an appraisal must be completed by an independent, qualified appraiser in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP).**

FAIR MARKET VALUE (ACCORDING TO APPRAISER)

DATE OF APPRAISAL

\$

NAME OF APPRAISER (IF KNOWN TO BROKER)

ADDRESS OF APPRAISER

DESCRIPTION OF PROPERTY/IMPROVEMENT

IS THERE ADDITIONAL SECURING PROPERTY?

☐ YES ☐ NO

AGE

SQUARE FEET

TYPE OF CONSTRUCTION

IF THE PROPERTY IS CURRENTLY GENERATING INCOME FOR THE BORROWER/OBLIGOR:

ESTIMATED GROSS ANNUAL INCOME

ESTIMATED NET ANNUAL INCOME

\$

\$

**ENCUMBRANCE INFORMATION**

Information is being provided concerning senior encumbrances against the property, to the extent reasonably available from customary sources [excluding the note described on page 1 Part 3 of the Lender/Purchaser Disclosure Statement (RE 851A or 851B)]. **Note:** You have the option to purchase a policy of title insurance or an endorsement to an existing policy of title insurance to insure your interest. You are entitled to receive a copy of a written loan application and a credit report to obtain information concerning all encumbrances which constitute liens against the property. This information may help determine the financial standing and creditworthiness of the borrower.

**NOTE: In order to protect your security interest, you will be required to cure any defaults that may occur on a senior lien. You should be aware that defaults can occur simultaneously on one or more senior liens recorded against one or more of the properties securing your loan. Also, additional foreclosure fees and expenses may be required.**

Section 10238(g) of the Business and Professions code provides, in part, that "the notes or interests of the purchasers shall be identical in their underlying terms, including the right to direct or required foreclosure, rights to and rate of interest, and other incidents of being a lender." Your proportionate interest in the note will determine any amounts to be contributed by you to cure defaults or amounts received by you as a result of foreclosure(s).

SOURCE OF INFORMATION

☐ BROKER INQUIRY☐ BORROWER☐ OTHER (EXPLAIN)Are there any encumbrances of record against the securing property at this time? ..... ☐ YES ☐ NOA. Over the last 12 months were any payments more than 60 days late? ..... ☐ YES ☐ NO

B. If yes, how many? ..... \_\_\_\_\_

C. Do any of these payments remain unpaid? ..... ☐ YES ☐ NO

continued on next page

**ENCUMBRANCE INFORMATION (Continued)**

D. If yes, will the proceeds of subject loan be used to cure the delinquency? ..... ☐ YES ☐ NO

E. If no, source of funds to bring the loan current. ....

Encumbrances remaining and/or expected or anticipated to be placed against the property by the borrower/obligor after the close of escrow (excluding the note described on page 1).

**ENCUMBRANCE(S) REMAINING (AS REPRESENTED BY THE BORROWER)**

PRIORITY (1ST, 2ND, ETC.)	INTEREST RATE %	PRIORITY (1ST, 2ND, ETC.)	INTEREST RATE %
BENEFICIARY		BENEFICIARY	
ORIGINAL AMOUNT \$	APPROXIMATE PRINCIPAL BALANCE \$	ORIGINAL AMOUNT \$	APPROXIMATE PRINCIPAL BALANCE \$
MONTHLY PAYMENT \$	MATURITY DATE	MONTHLY PAYMENT \$	MATURITY DATE
BALLOON PAYMENT <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN	IF YES, AMOUNT \$	BALLOON PAYMENT <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN	IF YES, AMOUNT \$

**ENCUMBRANCES EXPECTED OR ANTICIPATED (AS REPRESENTED BY THE BORROWER)**

PRIORITY (1ST, 2ND, ETC.)	INTEREST RATE %	PRIORITY (1ST, 2ND, ETC.)	INTEREST RATE %
BENEFICIARY		BENEFICIARY	
ORIGINAL AMOUNT \$	MATURITY DATE	ORIGINAL AMOUNT \$	MATURITY DATE
MONTHLY PAYMENT \$		MONTHLY PAYMENT \$	
BALLOON PAYMENT <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN	IF YES, AMOUNT \$	BALLOON PAYMENT <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN	IF YES, AMOUNT \$

Additional remaining, expected or anticipated encumbrances are set forth in an attachment to this statement. .... ☐ Yes ☐ No

BROKER INITIALS

LENDER/PURCHASER INITIALS